

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**2:00-00000**

**Chapter**

**#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. which will be in effect at the time of the hearing and should be aware that (1) all parties will be required to wear a mask at all times, even when presenting oral argument and (2) Judge Bluebond will not be wearing a mask.**

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at [SBluebond@cacb.uscourts.gov](mailto:SBluebond@cacb.uscourts.gov) of your appearance**". The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:  
<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, "Telephonic Instructions."

**Hearing conducted by ZOOMGov.**

**Video/audio web address: <https://cacb.zoomgov.com/j/16161090855>**

**ZoomGov meeting number: 161 6109 0855**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**CONT...**

**Chapter**

**Password: 148508**

**Telephone conference lines:** 1 (669) 254 5252 or 1 (646) 828 7666  
(when prompted, enter meeting number and password shown above)

Docket 0

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**2:10-18429 The Preserve, LLC**

**Chapter 7**

**#1.00** Motion of Richard K. Diamond, Receiver for National Financial Lending, LLC, for Order Authorizing Setoff of Mutual Obligations Between Receiver and Howard B. Grobstein, Chapter 7 Trustee for the Estate of Point Center Financial, Inc., Or, in the Alternative, Authorizing and Directing the PCF Trustee to Make Distributions Pursuant to a Settlement Previously Approved by the Court

Docket 968

**Courtroom Deputy:**

ZoomGov Appearance by:

11/2/21 - Murray Helm

11/2/21 - Richard Diamond

11/2/21 - George Shulman

11/2/21 - John Tedford

**Tentative Ruling:**

Deny motion. Term sheet provides for payment to lenders to be made from the balance of the First Payment and the Second Payment, which has not yet been made (and may never be made). Payment is due within a reasonable time after receipt of the Second Payment. Moreover, if Grobstein's portion of the second payment is reduced or increased, the amount due the Lenders will be increased or decreased proportionally, and, if Buyer defaults, the amounts to be paid to lenders are the amounts that remain, *if any*, after various other expenses are paid (see page 11 of Term Sheet). Court lacks the authority to modify a compromise approved by three courts without the consent of all parties to that agreement, and the PCF Trustee does not agree.

With regard to Grobstein's request for fees and costs as the prevailing party in this dispute, if the Court rules in accordance with its tentative ruling, Grobstein will be the prevailing party, but will need to bring a separate motion for allowance of any fees and costs attributable to this dispute.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**CONT... The Preserve, LLC**

**Chapter 7**

**Party Information**

**Debtor(s):**

The Preserve, LLC

Represented By  
Jeffrey W Broker  
Richard A Harvey

**Movant(s):**

Richard K Diamond

Represented By  
John N Tedford IV

**Trustee(s):**

John J Menchaca (TR)

Represented By  
Monica Y Kim  
John J Menchaca (TR)  
Steven J. Katzman  
Matthew M Clarke  
Jeffrey W Broker

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**2:18-11855 Onebada, Inc**

**Chapter 7**

**#2.00** Trustee's Motion for Entry of an Order:

(A) Approving Sale of Liquor License Free  
and Clear of All Liens or Interests; and

(B) Granting Related Relief

Docket 291

**Courtroom Deputy:**

ZoomGov Appearance by:

11/3/21 - Monica Kim

11/3/21 - Jason Kho

**Tentative Ruling:**

Proposed sale appears to be in best interest of the estate, but where is the original sale agreement? Is it clear that the buyer is in breach because it has not yet closed the transaction? The motion is silent as to the applicable deadlines and any terms of the original agreement that permit the trustee to retain the deposit and resell the license.

Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Onebada, Inc

Represented By  
Jaenam J Coe

**Movant(s):**

Timothy Yoo (TR)

Represented By  
Monica Y Kim  
Juliet Y Oh  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**CONT... Onebada, Inc**

**Chapter 7**

**Trustee(s):**

Timothy Yoo (TR)

Represented By  
Monica Y Kim  
Juliet Y Oh  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**2:21-12761 Advanced Environmental Group LLC**

**Chapter 11**

**#3.00 Motion to Withdraw as Attorney**

Docket 180

**\*\*\* VACATED \*\*\* REASON: MATTER RESCHEDULED TO 11AM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Continued to 11:00 a.m. calendar.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Environmental Group

Represented By  
Leslie A Cohen

**Movant(s):**

Leslie Cohen Law, PC

Pro Se

**Trustee(s):**

Gregory Kent Jones (TR)

Represented By  
Daniel A Lev

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**2:21-12762 Advanced Cleanup Technologies, Inc.**

**Chapter 11**

**#4.00 Motion to Withdraw as Attorney**

Docket 123

**\*\*\* VACATED \*\*\* REASON: MATTER RESCHEDULED TO 11AM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Continued to 11:00 a.m. calendar.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Cleanup Technologies,

Represented By  
Leslie A Cohen

**Movant(s):**

Leslie Cohen Law, PC

Pro Se

**Trustee(s):**

Gregory Kent Jones (TR)

Represented By  
Daniel A Lev



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

10:00 AM

**2:21-17060 Buckingham Heights Business Park (a California Lim**

**Chapter 11**

**#5.00 Scheduling and Case Management Conference in a Chapter 11 Case**

fr. 10-13-21, 10-27-21

Docket 1

**Courtroom Deputy:**

ZoomGov Appearance by:

11/1/21 - Bruce Bennett

11/2/21 - Michael Lauter

**Tentative Ruling:**

10/13/21 -- At hearing held this date, Court continued case status conference to November 3, 2021 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 27, 2021.

Tentative Ruling for November 3, 2021:

To date, has anyone expressed any interest in acquiring the debtor's interest under the groundlease? Does it make sense for the parties to participate in mediation in an effort to negotiate a mutually agreeable business resolution to their disputes? Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Buckingham Heights Business Park

Represented By

Jeannie Kim

Michael M Lauter

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-17060 Buckingham Heights Business Park (a California Lim**

**Chapter 11**

**#100.00** Final Hrg re Debtor's First Day Emergency Motion for Order Determining  
Adequate Assurance of Payment of Utility Services

fr. 9-15-21

Docket 8

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR. NO APPEARANCE  
REQUIRED**

**Courtroom Deputy:**

ZoomGov Appearance by:

11/1/21 - Bruce Bennett

11/2/21 - Michael Lauter

**Tentative Ruling:**

Debtor reports that no utilities have objection. Take hearing off calendar.  
Debtor should lodge order making interim relief final. NO APPEARANCE  
REQUIRED.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Buckingham Heights Business Park

Represented By

Jeannie Kim

Michael M Lauter

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12761 Advanced Environmental Group LLC**

**Chapter 11**

**#101.00 Motion to Withdraw as Attorney**

Docket 180

**Courtroom Deputy:**

ZoomGov Appearance by:

11/2/21 - Francesco Suglia

11/2/21 - Daniel Weintraub

11/2/21 - Richard Golubow

11/2/21 - Gregory Jones

11/2/221 - Leslie Cohen

**Tentative Ruling:**

Has counsel advised debtor in writing that it will not be permitted to appear in court or participate in these proceedings without the assistance of counsel?  
Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Environmental Group

Represented By  
Leslie A Cohen

**Movant(s):**

Leslie Cohen Law, PC

Pro Se

**Trustee(s):**

Gregory Kent Jones (TR)

Represented By  
Daniel A Lev

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12761 Advanced Environmental Group LLC**

**Chapter 11**

**#102.00** Scheduling and Case Management Conference in a SubChapter V Chapter 11 Case

fr. 8-18-21, 9-1-21

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 11/10/21 @ 10AM**

**Courtroom Deputy:**

ZoomGov Appearance by:

11/1/21 - Douglas Tabachnik

11/1/21 - Terry Coniglio

11/2/21 - Francesco Suglia

11/2/21 - Daniel Weintraub

11/2/221 - Leslie Cohen

**Tentative Ruling:**

Continue hearing to November 10, 2021 at 10:00 a.m. to be heard concurrently with trustee's emergency motion to assume and assign contracts and license technology. APPEARANCES WAIVED ON NOVEMBER 3, 2021.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Environmental Group

Represented By  
Leslie A Cohen

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12762 Advanced Cleanup Technologies, Inc.**

**Chapter 11**

**#103.00 Motion to Withdraw as Attorney**

Docket 123

**Courtroom Deputy:**

ZoomGov Appearance by:

11/2/21 - Francesco Suglia

11/2/21 - Richard Golubow

11/2/21 - Gregory Jones

11/2/221 - Leslie Cohen

**Tentative Ruling:**

Has counsel advised debtor in writing that it will not be permitted to appear in court or participate in these proceedings without the assistance of counsel?  
Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Cleanup Technologies,

Represented By  
Leslie A Cohen

**Movant(s):**

Leslie Cohen Law, PC

Pro Se

**Trustee(s):**

Gregory Kent Jones (TR)

Represented By  
Daniel A Lev

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12762 Advanced Cleanup Technologies, Inc.**

**Chapter 11**

**#104.00 Scheduling and Case Management Conference in a Chapter 11 Case**

FR. 8-18-21, 9-1-21

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 11/10/21 @ 10AM**

**Courtroom Deputy:**

ZoomGov Appearance by:

11/2/21 - Francesco Suglia

11/2/21 - Leslie Cohen

**Tentative Ruling:**

Continue hearing to November 10, 2021 at 10:00 a.m. to be heard concurrently with trustee's emergency motion to assume and assign contracts and license technology. APPEARANCES WAIVED ON NOVEMBER 3, 2021.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Cleanup Technologies,

Represented By  
Leslie A Cohen

**Trustee(s):**

CASE REOP/CONV/OR CLOSED

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:19-21726 Grandview Hills LLC**

**Chapter 11**

**#105.00** Order to Show Cause Why the Court Should Not Order the Clerk of the Court to Sign on Tymeout's Behalf Such Documents as May Be Necessary to Permit Escrow to Close on the Sale of the Real Property from Tymeout to Plentywood

fr. 9-29-21

Docket 190

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 11/17/21 @ 11AM**

**Courtroom Deputy:**

ZoomGov Appearance by:

10/29/21 - Louis Esbin

11/1/21 - Keith Higginbotham

11/2/21 - Edward Weber

**Tentative Ruling:**

Tentative Ruling for September 29, 2021:

There has been no written response to the Court's Order to Show Cause. What, if anything, has transpired with regard to the close of escrow since the Court's order was entered? Do we know whether the appropriate parties ever received a copy of the Court's order?

Hearing required.

-----  
Final Ruling for September 29, 2021:

Continue hearing to November 3, 2021 at 11:00 a.m. Parties are ordered to complete a day of mediation prior to date of continued hearing. In the interim, Tymeout is ordered to remove the property from the MLS and not to sell the property (other than to Plentywood) pending a continued hearing.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT... Grandview Hills LLC**

**Chapter 11**

Tentative Ruling for November 3, 2021:

Court observes that Tymeout filed motion for reconsideration of its prior order compelling performance of the parties' settlement agreement and that a hearing on that motion has been noticed for November 17, 2021. Did the parties complete a day of mediation as ordered by the Court on October 1, 2021? Hearing required.

11/2/21 -- At request of debtor, continue hearings to November 17, 2021 at 11:00 a.m. to coincide with hearing on motion for reconsideration.  
APPEARANCES WAIVED ON NOVEMBER 3, 2021.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Grandview Hills LLC

Represented By  
Louis J Esbin



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:19-21726 Grandview Hills LLC**

**Chapter 11**

**#106.00** Scheduling and Case Management Conference in a Chapter 11 Case

fr. 12-4-19, 3-4-20, 7-1-20, 10-7-20, 1-6-21, 4-7-21, 6-16-21, 8-18-21, 9-15-21,  
9-29-21

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 11/17/21 @ 11AM**

**Courtroom Deputy:**

ZoomGov Appearance by:

10/29/21 - Louis Esbin

11/1/21 - Keith Higginbotham

**Tentative Ruling:**

Tentative Ruling for December 4, 2019:

Debtor owns 80 percent of the Real Property as a tenant in common with whom? Do the managing member's parents own the other 20 percent as joint tenants? And the debtor itself is 80 percent owned by George Gabriel and 20 percent owned by his father? When was the deed of trust held by Tymeout recorded in the first place? What were the proceeds of the loan used for?

Set bar date and deadline for serving notice of bar date.

-----  
12/11/19 -- Court approved order setting following dates:  
L/D to serve notice of bar date -- 12/13/19  
Bar date -- 1/31/20  
Cont'd case status conference -- 03/04/20 at 11:00 a.m.  
L/D to file updated case status report -- 02/21/20.  
-----

Tentative Ruling for March 4, 2020:

Status report was filed late (on February 27, 2020). Discuss with debtor

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT... Grandview Hills LLC**

**Chapter 11**

pending litigation in state court concerning the parties' respective priorities. Set deadline for debtor to commence litigation in this court to resolve these issues. Explore whether ordering the parties to mediation would be useful.

Hearing required.

-----  
Tentative Ruling for July 1, 2020:

What is currently happening at the property? Who is collecting rents? Are tenants paying rent? Did debtor seek and obtain any stays pending appeal? Hearing required.

NOTE: There are a number of inaccurate or misleading statements in the case status report. For example, there is no mention made of the prior in rem order for relief. Instead, the report makes it appear that the first time Tymeout obtained relief from stay was in the April 28, 2020 order, which was not the case. And the statement that the debtor, "of course" obtained a stay of the foreclosure proceedings by filing this case is inconsistent with the court's prior rulings in this matter.

-----  
Tentative Ruling for October 7, 2020:

Discuss with the parties whether to grant the debtor's request that the debtor and Tymeout be ordered to mediation. Hearing required.

-----  
10/16/20 -- Court approved order directing parties to complete a day of mediation not later than January 5, 2021 and setting the following additional dates:

Cont'd case status conference -- January 6, 2021 at 11:00  
L/D to file updated case status report -- December 27, 2020  
L/D to lodge order appointing mediators -- October 26, 2020. (If Tymeout fails to cooperate in selection of mediator, debtor may file declaration to this effect and lodge unilateral order appointing mediators of its choosing. If Tymeout fails to participate in mediation, debtor should file declaration to this effect and court will issue an order to show cause why Tymeout should not be held in contempt.)

11/13/20 -- Court approved order appointing mediators.

-----  
Tentative Ruling for January 6, 2021:

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT... Grandview Hills LLC**

**Chapter 11**

Court has not approved a settlement agreement, so it is not in a position to issue an order to show cause why someone should, or should not, be held in breach of that agreement. The debtor is a party to the proposed agreement. Does it intend to seek court approval of the agreement? If not, why not? Hearing required.

-----  
Tentative Ruling for April 7, 2021:

At debtor's request, continue case status conference to June 16, 2021 at 11:00 a.m. to give escrow an opportunity to close and debtor an opportunity to request dismissal of this case. APPEARANCES WAIVED ON APRIL 7, 2021.

(NOTE: Court signed order granting motion for approval of global compromise on April 2, 2021.)

-----  
Tentative Ruling for June 16, 2021:

Case needs to be dismissed, but not until escrow has closed. At debtor's request, continue status conference to August 18, 2021 at 10:00 a.m. to give escrow an opportunity to close. Debtor should file updated status report not later than August 6, 2021. APPEARANCES WAIVED ON JUNE 16, 2021.

-----  
Tentative Ruling for August 18, 2021:

Case needs to be dismissed, but not until escrow has closed. At debtor's request, continue status conference to October 27, 2021 at 11:00 a.m. to give escrow an opportunity to close. Debtor should file updated status report not later than October 13, 2021. APPEARANCES WAIVED ON AUGUST 18, 2021; however, if debtor would prefer that court issue OSC why parties have not performed and set a hearing on the OSC for October 27, 2021 at 11:00 a.m. instead, counsel may appear and request such relief.

-----  
Final Ruling for August 18, 2021:

Continue hearing to September 15, 2021 at 10:00 a.m. (later moved to 11:00 a.m.)  
Debtor will file and serve motion to compel by August 25, 2021 and set it for hearing

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT... Grandview Hills LLC Chapter 11**

on September 15, 2021 at 10:00 a.m. (later moved to 11:00 a.m.) Requirement of updated status report waived.

-----  
Tentative Ruling for September 29, 2021:

Revisit status of case after conclusion of related matter on calendar.

11/2/21 -- At request of debtor, continue hearings to November 17, 2021 at 11:00 a.m. to coincide with hearing on motion for reconsideration.

APPEARANCES WAIVED ON NOVEMBER 3, 2021.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Grandview Hills LLC

Represented By  
Louis J Esbin

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12755 Hilmore LLC**

**Chapter 11**

**#107.00** Debtor's Disclosure Statement describing Debtor's Chapter 11 Plan of Reorganization dated August 3, 2021

fr. 9-15-21

Docket 44

**\*\*\* VACATED \*\*\* REASON: 10/18/21 - AMENDED DISCLOSURE  
STATEMENT FILED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court has a number of questions and concerns with regard to the plan and the disclosure statement, in no particular order:

1. Why are insider claims being paid a 3 % distribution (\$1,500) before general noninsider unsecured creditors are paid anything? Noninsider unsecureds are only owed \$9,834.58. Why can't these be paid in full on the effective date from cash on hand? Is it good faith for them to be paid over a period of one year when the insiders receive a distribution and the debtor receives a discharge sooner?
2. There is no discussion of executory contracts in the disclosure statement and the plan simply says there aren't any. Nowhere does the disclosure statement discuss what the debtor is actually doing with the property or what the property is. It is a single family home, but is it occupied by anyone? If so, who and why isn't there a lease with that person? There is no discussion of whether there are, or have ever been, or will ever be, any operations or any operating revenues. The debtor talks about the insiders "managing" the property, but what exactly do they do?
3. The feasibility section of the disclosure statement is meaningless and contains no information whatsoever. There is no information in the disclosure statement from which the court can make a feasibility finding. The only sources of cash for this debtor to make payments are the return of the

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT... Hilmore LLC**

**Chapter 11**

\$300,000 from the overseas affiliate and the capital contributions from the insiders, but there is no information in the disclosure statement from which the court can assess whether or not the insiders have the ability to make these capital contributions and is there even any obligation on their part to make these contributions? Clearly, they have an incentive to avoid losing the property, but do they have a legal obligation?

4. The bottomline is that this plan and disclosure statement says basically nothing about what the debtor is doing and where its money will come from. The plan proponent needs to be more forthcoming for the court to be able to find that the plan has been proposed in good faith.

OFF CALENDAR. DEBTOR HAS FILED AMENDED DISCLOSURE STATEMENT.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hilmore LLC

Represented By  
Crystle Jane Lindsey  
Daniel J Weintraub  
James R Selth

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12755 Hilmore LLC**

**Chapter 11**

**#107.10** Amended Disclosure Statement Describing Debtor's Chapter 11 Plan of Reorganization Dated October 18, 2021

Docket 70

**Courtroom Deputy:**

ZoomGov Appearance by:

11/2/21 - Crystle Lindsay

**Tentative Ruling:**

With regard to Secured Creditor's objection, if parties have not negotiated another resolution, plan should be modified to provide that, once all payments due lender under the plan have been made, lender shall execute and deliver to debtor a reconveyance of its deed of trust in recordable form.

Disclosure statement does not say who was paying the payments due (if any) on the secured debt against the property before the debtor stopped making the payments and what the source for those payments was.

The declarations now contain promises to pay the required payments and representations that the principals have the financial wherewithal to make the payments, but no actual financial information. Instead, the declarants offer to provide such information for an in camera review by the court. Does the debtor have any authority for the proposition that the court can/should find that the disclosure statement contains adequate information within the meaning of section 1125 on such facts?

Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hilmore LLC

Represented By  
Crystle Jane Lindsey  
Daniel J Weintraub

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT...**

**Hilmore LLC**

James R Selth

**Chapter 11**



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**2:21-12755 Hilmore LLC**

**Chapter 11**

**#108.00** Scheduling and Case Management Conference in Chapter 11 Case

fr. 5-26-21, 8-18-21, 9-15-21

Docket 1

**Courtroom Deputy:**

ZoomGov Appearance by:

11/2/21 - Crystle Lindsay

**Tentative Ruling:**

Tentative Ruling for May 26, 2021:

Does the debtor contemplate proposing and confirming a plan that pays all creditors in full? If not, what are the debtor's intentions with regard to recovery of the fraudulent transfer of \$300,000 to OFD and how can the debtor justify not attempting to generate revenue by renting the property to a paying tenant? Hearing required.

-----  
Final Ruling for May 26, 2021:

Debtor anticipates proposing 100 percent plan. Continue status conference to August 18, 2021 at 11:00 a.m. Debtor should file updated status report by August 6, 2021.

-----  
Tentative Ruling for August 18, 2021:

Continue case status conference to September 15, 2021 at 2:00 p.m. to be heard concurrently with debtor's disclosure statement. (No new status report will be required.) APPEARANCES WAIVED ON AUGUST 18, 2021.

-----  
Tentative Ruling for November 3, 2021:

Revisit status of case after conclusion of hearing on disclosure statement.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, November 3, 2021**

**Hearing Room 1539**

11:00 AM

**CONT... Hilmore LLC**

**Chapter 11**

**Party Information**

**Debtor(s):**

Hilmore LLC

Represented By  
Crystle Jane Lindsey  
Daniel J Weintraub  
James R Selth